

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-32214 - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-4 (High Density Residential) to C-V (Civic) on 2.28 acres at 1941 H Street. There is an associated request for a Site Development Plan Review for a proposed 4,686 square-foot addition to an existing Church/House of Worship at the site. The proposed C-V (Civic) zone will be consistent with the existing PF (Public Facilities) General Plan designation, as well as bring existing use into conformance with Title 19 and the General Plan; therefore, staff is recommending approval of the Rezoning request.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|--|
| 10/19/60 | The Board of City Commissioners approved a request for Rezoning (Z-0034-60) from R-E (Residence Estates) to C-1 (Limited Commercial) at property generally located on the west side of H Street between Wyatt and the north city limits. |
| 06/26/63 | The Board of Commissioners of the City of Las Vegas approved a request for Rezoning (Z-0034-60) from C-1 (Limited Commercial) to R-4 (High Density Residential) at property generally located on the west side of H Street between Doolittle Avenue and College Avenue. |
| 01/04/61 | The Board of Commissioners of the City of Las Vegas approved a request for a Variance (V-0020-60) to allow a Community Recreation Facility, including a Bowling Alley, at property generally located on the west side of H Street between Owens Avenue and College Avenue. |
| <i>Related Building Permits/Business Licenses</i> | |
| c. 1975 | Church/House of Worship constructed at 1941 H Street. |
| 04/03/07 | A building permit (#85342) was issued for a block wall at 1941 H Street. The permit was finalized on 06/09/07. |
| <i>Pre-Application Meeting</i> | |
| 11/12/08 | A pre-application meeting was held to discuss the development and submittal requirements for a Site Development Plan Review and Rezoning for an existing church site. |
| <i>Neighborhood Meeting</i> | |
| A neighborhood meeting was neither required nor held. | |

| <i>Field Check</i> | |
|---------------------------|--|
| 12/24/08 | A field check was conducted by staff. The site contains a well-maintained Church/House of Worship. |

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| <i>Details of Application Request</i> | |
|---------------------------------------|------------|
| <i>Site Area</i> | |
| Gross Acres | 2.28 Acres |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|--------------------------|--------------------------------|---|
| Subject Property | Church/House of Worship | PF (Public Facilities) | R-4 (High Density Residential) Proposed: C-V (Civic) |
| North | Apartments | C (Commercial) | R-4 (High Density Residential) |
| South | Apartments | M (Medium Density Residential) | R-4 (High Density Residential) |
| East | Single-Family Residences | L (Low Density Residential) | R-1 (Single Family Residential) |
| West | City Park and Library | PF (Public Facilities) | C-V (Civic) |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---|------------|-----------|-------------------|
| Special Area Plan | | | |
| West Las Vegas Plan | X | | Y |
| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts | | | |
| A-O (Airport Overlay) District (140 Feet) | X | | Y |
| Trails | | X | N/A |
| Rural Preservation Overlay District | | X | N/A |
| Development Impact Notification Assessment | | X | N/A |
| Project of Regional Significance | | X | N/A |

DEVELOPMENT STANDARDS

Minimum development standards for property in the C-V (Civic) zoning district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. An associated Site Development Plan Review (SDR-32218) has been submitted to address a proposed addition.

ANALYSIS

The subject site has a current General Plan designation of PF (Public Facilities), which is appropriate for large governmental building sites and complexes, police and fire facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

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This is a request to Rezone the site from R-4 (High Density Residential) to C-V (Civic). The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V (Civic) district may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V (Civic) district is consistent with the Public Facilities category of the General Plan, and the existing Church/House of Worship is a permissible use in the C-V (Civic) zoning district; therefore, staff is recommending approval of the Rezoning request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The proposed C-V (Civic) zoning district is consistent with the existing PF (Public Facilities) General Plan designation.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

Minimum development standards for property in the C-V (Civic) zoning district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. An associated Site Development Plan Review (SDR-32218) has been submitted to address a proposed addition. The existing Church/House of Worship is a permitted use within the C-V (Civic) district.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

The proposed C-V (Civic) zoning district is appropriate for the existing Church/House of Worship use, and will be consistent with the existing PF (Public Facilities) General Plan designation.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

The site is accessed via two existing driveways onto H Street, designated as an 80-foot Secondary Collector by the Master Plan of Streets and Highways. The site is an

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existing Church/House of Worship use, and the additional facilities will not negatively impact adjacent roadways or neighborhood traffic.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 225

APPROVALS 0

PROTESTS 0